

The regular monthly meeting of the Borough Council of Lewisburg, Union County, Pennsylvania, was held at 6:30 PM on **Tuesday, June 17, 2025** in Council Chambers, 55 South Fifth Street, Lewisburg. Present: Council President Heayn (via telecommunications); Council President Pro Tem Comas, Councilmembers Armbruster, Powers, Stamm, Grobes, Manager Lowthert, Secretary Wendt, Mayor Alvarez, and Solicitor Lyons. Also present: Harold Erdley Jr., Erin Karahuta, Sue Mahon, Chip Facka, Kyle Gardner, Kevin Gardner, William Kelly, Lynne Ragusea, Martha Barrick, Stacy McBride, Susan Colon, Sam McBride, Nada Gray, Gawhara Abou-Eid, and Mike Molesevich.

**ATTENDANCE**

**CALL TO ORDER:** Council President Pro Tem Comas called the meeting to order at 6:31 PM.

**CALL TO ORDER**

**APPROVAL OF MINUTES:** Councilmember Powers made a motion, seconded by Councilmember Armbruster to approve the May 20, 2025, Regular meeting minutes. Motion was unanimously approved.

**APPROVAL OF MINUTES**

June 17, 2025

**PUBLIC COMMENT(S) ON ANY AGENDA ITEM:**

Mike Molesevich requested that no more uplighting be planned for future projects in park areas. He said that the lights tend to get covered easily. He also noted that crosswalks still need to be painted and that a light was out on the river's bridge. He also asked if performance evaluations on employees have been completed.

**PUBLIC COMMENT ON AGENDA ITEM**

Molesevich

**PLANNING AND PUBLIC WORKS COMMITTEE:** Councilmember Powers

made a motion, seconded by Councilmember Armbruster to approve HARB items a through e as submitted and recommended by HARB per their minutes dated June 10, 2025. Motion was unanimously approved.

**PLANNING AND PUBLIC WORKS**

HARB

- a. **Nelson Beachy / 204 South Seventh Street / Windows Replaced** (HARB approved and recommends Council approval)
- b. **“Kae’s Smokey Bites” / 520 Market Street / Sign** (HARB approved and recommends Council approval)
- c. **Bob Gruneberg / 306 North Fourth Street / Windows & Porches** (HARB approved and recommends Council approval)
- d. **Timothy Miller / 57 North Front Street / Roof Mount Solar** (HARB approved and recommends Council approval)
- e. **“Spiceez Shawarma & Grill / 314 Market Street / Sign & Front Windows** (HARB approved and recommends Council approval)

Beachy

“Kae’s Smokey Bites”

Gruneberg

Miller

“Spiceez Shawarma & Grill”

Accept Osgood-Zimmerman resignation from PC

Appoint Sandy Bond to PC

Councilmember Powers made a motion, seconded by Councilmember Stamm to accept the resignation of Logan Osgood-Zimmerman from the Lewisburg Planning Commission effective immediately. Motion was unanimously approved.

Councilmember Powers made a motion, seconded by Councilmember Stamm to appoint Sandy Bond to the Lewisburg Planning Commission with a term expiring December 31, 2025. Motion was unanimously approved.

Councilmember Powers made a motion, seconded by Councilmember Grobes to approve the proposal from BSA/Landscape Architecture and LandStudies, Inc. in the amount of \$85,000.00 for the development of the Wolfe Field Master Site Plan conditioned upon DCNR’s review of the letter of rationale for the consultant selected and approval of the consultant’s proposal by DCNR. Motion was unanimously approved.

Approve proposal from BSA/Landscape Architecture and LandStudies, Inc.

**ADMINISTRATIVE AND PUBLIC SAFETY COMMITTEE:** Buffalo Valley Regional Police (BVRPD) Chief Embeck submitted a monthly report.

**ADMINISTRATIVE AND PUBLIC SAFETY**

BVRPD

William Cameron Engine Company (WCEC) Chief Blount submitted a monthly report.

WCEC

Councilmember Grobes made a motion, seconded by Councilmember Powers to approve payment of bills from May 18, 2025, through June 14, 2025, in the amount of \$409,409.55. Motion was unanimously approved.

Approval of Bills

June 17, 2025

Councilmember Grobes made a motion, seconded by Councilmember Armbruster to adopt Resolution 25-09 approving the Greenways, Trails and Recreation Program Grant Application submittal for trail lighting at Piers Art Park. Motion was unanimously approved.

Councilmember Grobes made a motion, seconded by Councilmember Powers to direct the Borough Solicitor to prepare and advertise an Ordinance authorizing Emergency Fire and EMS Services to seek reimbursement from insurance companies for costs incurred in responding to fires, floods, accidents, hazardous material incidents and other casualties in the Borough of Lewisburg. There was some discussion. Motion was unanimously approved.

Current vacancies on Zoning Hearing Board Alternate, term expiration December 31, 2026, HARB, term expiration December 31, 2025.

**PUBLIC COMMENT(S) ON ANY NON-AGENDA ITEMS:**

Martha Barrick stated that one year ago a limited parking sign was placed on corner of N. Sixth Street and Market for a loading/unloading parking spot. She stated that people are taking advantage of that parking spot and requested that the curb be painted to help identify the parking spot.

Susan Colon expressed her concern with the South Eighth Street/White Pine Alley Removal of Architectural Barriers (RAB) project that would close off the alley. She said that residents in the neighborhood were not notified in time to attend meetings to voice their concerns. She said blocking off the alley would increase traffic and suggested a gradual sidewalk would be a better option. Ms. Colon submitted a letter from John Shaw stating his opposition to closing off White Pine Alley.

Kevin Gardner echoed Susan Colon's sentiments.

Sam McBride stated that she received her letter after the meeting dates had already passed. She also noted that the letter did not explain clearly about the project.

Mike Molesevich agreed that the decision to close off the alley should be delayed for more input from residents. He added that better communication is imperative.

Council President Pro Tem Comas responded to their concerns relating to the closing of White Pine Alley. He agreed that a Town Hall meeting was a good idea and will try to schedule it in the next few weeks.

Council President Heayn also agreed that a meeting was a good idea and would like to discuss the preliminary plan, traffic pattern, safety issues, and accessibility at the meeting.

**BOROUGH MANAGER:**

Borough Manager Lowthert reported that Debra Sulai, Director of Lewisburg Neighborhood, wanted to inform Council that the Purple Heart Monument will be moved further east than anticipated. It will now be closer to the flagpole.

**BOROUGH SOLICITOR:**

Councilmember Power made a motion, seconded by Councilmember Stamm to enact Ordinance No. 1087 amending the Zoning Map by rezoning the area bounded on the east by South Sixth Street, on the south by St. Louis Street, on the west by Ludwig Alley and on the north by White Pine Alley from the Residential Town Two (RT2) Zoning District to the Downtown Commercial (DC) Zoning District. Motion was unanimously approved.

**REPORTS / COMMUNITY UPDATES / PUBLIC NOTICES:**

Mayor Alvarez announced that Juneteenth will be held in Hufnagle Park, 5:00-8:00 pm followed by the movie "Sinners" at the Campus Theatre. The Union County Veterans' 4<sup>th</sup> of July Parade will be held June 28<sup>th</sup> and Fireworks held June 27<sup>th</sup>.

Con't.....

**ADMINISTRATIVE AND PUBLIC SAFETY**

Resolution 25-09

Prepare Ordinance authorizing Fire and EMS Services to seek reimbursement from Insurance Companies

Vacancies

**PUBLIC COMMENT ON NON-AGENDA ITEMS**

Barrick

Colon

Gardner

McBride

Molesevich

Comas

Heayn

**REPORTS / COMMUNITY UPDATES / PUBLIC NOTICES**

Lowthert

Ordinance No. 1087

Alvarez

June 17, 2025

Con't.....

Alvarez

Resolution 25-10

Motion to adopt  
Rules of Order –  
Motion failed.

Mayor Alvarez gave an update to Council of the state of the Borough regarding the need to return to a Resolution Council adopted declaring a commitment to be an inclusive and welcoming community. She stated that it is a promise that we must live up to in practice and she asked the committee to do better together.

### **Council President**

Council President Pro Tem Comas made a motion, seconded by Councilmember Grobes to adopt Resolution 25-10 recognizing June as LGBTQ+ Pride month. Motion was unanimously approved.

Councilmember Powers made a motion, seconded by Councilmember Armbruster to adopt the revised Rules of Order for Borough Council. There was a lengthy discussion. Councilmember Grobes reported her concerns with the content of the document as well as the process. Councilmember Heayn stated that this document has been discussed and distributed to Council, Staff and the Solicitor over the last several months allowing ample time for feedback.

Council President Pro Tem Comas called for a Roll call vote for adopting the revised Rules of Order: Armbruster–Nay; Comas–Nay; Grobes–Nay; Heayn–Aye; Powers–Aye; Stamm–Aye. Motion did not pass with a 3-3 vote. The motion can be brought back to the table for another vote next month if requested.

Councilmember Powers made a motion, seconded by Councilmember Armbruster to adopt a Code of Conduct for Lewisburg Borough. There was a lengthy discussion. Councilmember Comas called for a Roll call vote for adopting the Code of Conduct: Armbruster–Aye, Comas–Aye, Grobes–Nay; Heayn–Aye; Powers–Aye; Stamm–Aye. Motion passed with a 5-1 vote.

### **Council Members**

Councilmember Powers requested a copy of Ordinance No. 1086 amending the Curb and Sidewalk Ordinance that was enacted at April's Council meeting. She noted that Shade Tree Committee plans to send a letter to contractors who generally do sidewalk replacements in the Borough with the updated information.

Councilmember Comas commented on the political violence in Minnesota and the quick thinking actions of the police force who possible stopped another shooting from happening.

**WRITTEN REPORTS:** Councilmember Powers made a motion, seconded by Councilmember Stamm to acknowledge receipt of the monthly Parking Report, Zoning Officer Report, Code Enforcement Officer Report, CK COG May Activity Reports, CK COG May Building Permit, BVRA April Financials, and BVRA May Meeting minutes. Motion was unanimously approved.

**WORK SESSION:** There will be a Work Session to be held Tuesday, July 8, 2025.

Powers

Comas

**WRITTEN  
REPORTS**

**WORK SESSION**

### **QUESTIONS FROM THE MEDIA:**

Gawhara Abou-Eid, The Standard Journal, asked what changed in the revised Rules of Order. Council President Heayn said she can contact him to discuss further. Abou-Eid also asked how much the Borough was requesting for the Greenways, Trails and Recreation Program Grant.

**MEDIA  
QUESTIONS**

Abou-Eid

**ADJOURNMENT**

Respectfully submitted,

Kathy D. Wendt  
Borough Secretary